

## DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on April 18, 2018 at 9:00 a.m. in the First Floor Conference Room, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Bill Snyder	Volunteer Fire & EMS
Robin Wales	Department of Emergency Services
Len Walinski	Health Department
Daryl Ivins	DPW Water & Sewer
Mike Rist	DPW Engineering
Deputy Ciambuschini	Sheriff's Office
Rich Zeller	State Highway Administration
Jenni Daniels for Jen Wilson	Planner, Development Review

Also in attendance:

Sandy Magness	Dan Wise
Lydia Brennan	Mohamed Elkazaz
Dwain Felts	Hassam Elkazaz
William Baker	

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there is one plan on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

### **US 40 FRESH MEAT MARKET - PRELIMINARY**

Located on the south side of Pulaski Highway (Route 40); west of Spesutia Road. Tax Map 58; Parcels 160 & 328. Second Election District. Council District F. Planner Jen.

Plan No. P112-2018 Consolidate two parcels into one lot/1.238 acres/CI.

Received 03-20-18 Mohamed A. Elkazaz/A-1 Harford Farm/Frederick Ward Associates

**US 40 FRESH MEAT MARKET - SITE**

Located on the south side of Pulaski Highway (Route 40); west of Spesutia Road. Tax Map 58; Parcels 160 & 328. Second Election District. Council District F. Planner Jen.

Plan No. S114-2018 Construct 7,425 sf Retail/Butcher Shop Bldg./1.238 acres/Cl.

Received 03-20-18 Mohamed A. Elkazaz/A-1 Harford Farm/Frederick Ward Associates

**Verbatim Transcript**

**Dan Wise with Frederick Ward Associates presented the plan:**

Good Morning, my name is Dan Wise and I'm with Frederick Ward Associates here representing A-1 Harford Farm who is the developer of this animal processing facility project and here with the owner Mohamed Elkazaz and we are proposing this project it is approximately 7,425 sf butcher shop basically. It has a small retail component and I'd like to make a correction that the retail component is only 600 sf. So, that was misrepresented on our plans that we submitted. It is only a small portion which 600 sf of retail would only require three spaces plus the 9 spaces for the employees. There is a building as you can see on the plan. The parking out front along with stormwater facilities which are basically bio-retention areas that enter into an underground stormwater facility for additional volume that is discharged towards the SHA right-of-way in that existing ditch along Philadelphia Blvd. The property is at 1513 and 1515 South Philadelphia Blvd. There are two properties, one out front and one in the rear which will be consolidated as part of the sub-division plan and then that creates the lot which is where the development will occur. That is essentially the project in a nut shell.

**Bill Snyder – Volunteer Fire & EMS**

I have no comments on the Preliminary Plan.

On the Site Plan:

- Recommend the usage of non-combustible landscaping directly next to the buildings. Traditional, wooden-mulch increases likelihood of nuisance fires from outdoor smoking.
- Building shall have a Knox Key Box installed if it has an automatic sprinkler system or a supervised, automatic fire detection system per NFPA 1, Part III, 3-6. Key Box shall be keyed for the Aberdeen Fire Company: 410-272-2211.

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**Robin Wales – Department of Emergency Services**

On the preliminary plan, the proposed combined parcels will be addressed #1515 Pulaski Hwy (US 40). This address will work if displayed properly, available, and approved by planning & zoning.

On the site plan “public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 800 MHz amplifier. Department of Emergency Services will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance.”

The proposed building must display 8” – “10 / 10” – 12” address numbers and letters. The address must be clearly visible from Pulaski Hwy (US 40).

Emergency Services must have a list of at least 3 (three) emergency contacts for notification, response, and securing purposes if the facilities are not in operation 24 hours a day.

**Len Walinski – Health Department**

Preliminary Plan:

The Harford County Health Department has extended its approval for the above referenced preliminary plan. The site is located on the south side of Pulaski Highway (U.S. Route 40), west of Spesutia Road.

This plan proposes to consolidate two (2) parcels into one lot to accommodate a new retail store. The site is serviced by public water and sewer.

Additional comments will be forthcoming upon review of the site plan.

The final plat must bear the standard owner’s statement and the master plan conformance statement.

Site Plan:

The Harford County Health Department has extended its approval for the above referenced site plan. The site is located on the south side of Pulaski Highway (U.S. Route 40), west of Spesutia Road.

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This plan proposes to construct a 7,425 sq. ft. retail/butcher shop building. The site is serviced by public water and sewer.

This office has the following comments regarding this project:

- The HCHD must review and approve all food service and building plans prior to issuance of a building permit, and a food service package must be completed. To request a food service facility review package, the owner or his/her agent should contact Justin Waszkiewicz at 410-877-2309. If the plan is recognized as a prototype plan, review will also be required by the Maryland Department of Health (MDH), Division of Food Control. If there are any questions regarding this review, the applicant should contact MDH at 410-767-8412.
- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.

**Daryl Ivins – DPW Water and Sewer**

The adequacy of the water system is under review. If the system is determined to be adequate, the Division of Water and Sewer will send a separate document recommending approval of this Site Plan.

The as-built water and sewer contract drawings, numbered 5008 and 5009 indicate that there are water services located at station 40+50 and 40+73; and sewer services located at station 2+78 and 2+82. Any unused water and sewer services must be abandoned in accordance with standard Harford County requirements as part of the utility work for this project. The locations of the services and a description of the work shall be shown on the utility plan submitted with the Commercial Service application.

An inside water meter setting with a reduced pressure type of backflow preventer will be required for this project. The final size of the water service, water meter and the backflow preventer will be determined during review of the Commercial Application.

A flow test must be performed to determine the water pressures and flows that are available for the design of this project. The developers engineer shall perform the test prior to submitting the Commercial Service Application for review. The test should be submitted to Mr. Ali Ghanavi at the Division of Water and Sewer. You may contact him for additional information concerning the test.

**Dan Wise** - And, I believe that the test is scheduled for tomorrow.

**Daryl Ivins** – Ok, great.

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Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information.

The Commercial Service Application Number 19972 must be added to the title block of the site plan submitted with the Application for approval.

Trees may not be placed within the drainage and utility easements or the SHA road right-of-way within fifteen feet (15') of existing or proposed utilities. The Division of Water and Sewer must have an opportunity to review the landscaping plan before it is approved by the Department of Planning and Zoning, to verify that this condition has been met. Approval of the Commercial Application for this project will not be granted until the landscaping plan is acceptable to the Division of Water and Sewer.

**Mike Rist – DPW Engineering**

1. A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standard for Erosion and Sediment Control, latest edition.
2. Stormwater management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
3. A stormwater management concept plan must be submitted for review and approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.
4. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.
5. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner(s).

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6. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

**Deputy Ciambuschini- Sheriff's Office**

The Sheriff's Office has no comment.

**Rich Zeller – State Highway Administration**

**Preliminary Plan**

The MDOT SHA has no objection to Preliminary Plan approval as the existing right-of-way along US 40 is adequate to accommodate the MDOT SHA future widening needs.

**Site Plan**

An access permit will be required for the proposed entrance on US 40. The following criteria will apply and must be reflected on future plan submittals:

A 25' – 35' wide commercial entrance with 30' curbed radii is required.

Core samples must be taken from the existing shoulder along this property frontage to determine if it is of traffic bearing thickness. Results of the core samples should be submitted with a revised plan submittal in the form of a geo-technical report for review by our Office of Materials and Technology.

If it is determined that the existing shoulder is of adequate traffic bearing depth, the entrance must be shaded from the outside edge of the shoulder, to the radius returns within the entrance, and the following full depth pavement section utilized and noted on the plans:

2" Superpave Asphalt Mix 12.5mm for Surface – PG 64S-22, Level 2

8" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 4" lifts)

6" Graded Aggregate Base or 12" Capping Borrow

If the shoulder is determined to be inadequate, the entire shoulder along this property frontage, and the entrance must be shaded on the plans, and the above full depth pavement section utilized.

All proposed curb & gutter within the MDOT SHA right-of-way must be MDOT SHA 8" curb & gutter (MD 620.02).

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To initiate the plan review cycle toward the issuance of the access permit the design engineer must submit nine (9) sets of plans reflecting the above entrance and road improvements. The submittal should include 1 set of hydraulic computations, and a CD containing plans and all supporting documentation to Wendy Wolcott at 320 West Warren Road, Hunt Valley, MD 21030 to the attention of Mr. Richard Zeller. Please utilize the SHA tracking number when making this submission.

All SHA Policies, Standards and Specifications must be followed when preparing the above plan submittal including but not limited to the following documents:

SHA Access Manual  
SHA Business Standards and Specifications

The Access Management Plan Review Checklist must be utilized in drafting the SHA Improvement Plans. Please include a copy of the completed checklist when making this submittal. All of these documents along with additional guidance can be found on our web site at [www.roads.maryland.gov](http://www.roads.maryland.gov) under Business Center.

If there are any questions, please contact Mr. Richard Zeller at 410-229-2332 or toll free (in Maryland only) at 1-866-998-0367 x2332 or by email [rzeller@sha.state.md.us](mailto:rzeller@sha.state.md.us).

**Jenni Daniels for Jen Wilson – Planner**

1. The proposed building will house a retail facility and a processing facility. Therefore, the proposed building shall also meet the setbacks for warehousing & processing.
2. A new series of the Site Plan shall be submitted to update the size of the proposed retail area and to remove the rear drive aisle from the 50' Use Setback.
3. All required easements and bufferyards shall be shown on the Final Plat.
4. This project is subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation & a Forest Conservation Plan have been submitted and are currently under review.
5. A new series of the Landscape Plan shall be submitted to provide foundation plantings, dumpster screening and/or enclosure, and to address how the eastern side of the parking lot will be screened in coordination with the SWM facility.

**Moe Davenport** – Any additional questions or comments from DAC Members.

**Robin Wales** – Yes, I do. This portion of the center line is also known as South Philadelphia Blvd.

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**Dan Wise** – But, the address is going to be Pulaski Highway?

**Robin Wales** – Well, no the address will be 1515 South Philadelphia Blvd.

**Dan Wise** – Ok

**Public Comments –**

**Sandy Magness** – I just have a question. Is this going to be an actual slaughter house where they are actually going to be bringing in live animals for slaughter?

**Mohamed Elkazaz** – Yes.

**Sandy Magness** – And being processed?

**Mohamed Elkazaz** – Yes.

**Sandy Magness** – So, this will be open USDA inspected?

**Mohamed Elkazaz** – No.

**Sandy Magness** – So, there will be no USDA?

**Mohamed Elkazaz** – No.

**Moe Davenport** – Are there any additional comments or questions? If not, this meeting is adjourned.

**Meeting adjourned at 9:15 am.**